



# City of Elk Grove NOTICE OF EXEMPTION

To:  Office of Planning and Research  
P.O. Box 3044, 1400 Tenth Street, Room 22  
Sacramento, CA 95812-3044

Sacramento County Clerk-Recorder  
Sacramento County  
PO Box 839, 600 8th Street  
Sacramento, CA 95812-0839

From: City of Elk Grove  
Development Services-Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **Black Wolf Art Gallery – Tattoo Studio (PLNG21-050)**  
 PROJECT LOCATION - SPECIFIC: **9039 Elk Grove Boulevard, Suite B**  
 ASSESSOR’S PARCEL NUMBER(S): **125-0210-015**  
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Black Wolf Art Gallery – Tattoo Studio Project (the “Project”) consists of a Conditional Use Permit (CUP) to allow a Tattoo Studio on the second story of a two-story commercial building within the Old Town Special Planning Area. All activities will be conducted within the building. No modifications to the site or the exterior of the building are proposed.

LEAD AGENCY: **City of Elk Grove**  
Development Services-Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758

LEAD AGENCY CONTACT: Joseph Daguman (916) 478-2283

APPLICANT: John Laurent  
9413 River Falls Court  
Elk Grove, CA 95624

EXEMPTION STATUS:  Ministerial [Section 21080(b); 15268];  
 Declared Emergency [Section 21080(b)(3); 15269(a)];  
 Emergency Project [Section 21080(b)(4); 15269(b)(c)];  
 Preliminary Review [Section 15060(c)(3)]

- Consistent With a Community Plan or Zoning [Section 15183(a)]
- Categorical Exemption [Section 15332]
- Criteria for Subsequent EIR [Section 15162]
- Existing Facilities [Section 15301]

**REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:**

CEQA requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). Section 15301 applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond the existing or former use. The Applicant currently utilizes the space as an art gallery studio that proposes to add tattoo studio component and no expansion of the existing space is proposed. The Project involves negligible expansion of use because it involves a Conditional Use Permit to allow a tattoo studio within an existing building. Minor interior alterations such as plumbing and electrical are proposed. All activities would occur within the facility and be screened from public view. The public parking lot between Bob's Club and the School of Rock provides 25 parking spaces. As the proposed tattoo studio would require only two spaces as compared to the existing art gallery requirement of two spaces, the proposed used would not result in the need for additional parking spaces. The Project site is in an area where all public services and facilities are available and is not environmentally sensitive. No special circumstances exist that would create a reasonable possibility that granting a Conditional Use Permit would create a significant adverse effect on the environment.

In February 2019, the City Council adopted a new General Plan which relied on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Project consists of a commercial project that is under 50,000 square feet. Commercial projects less than 50,000 square feet are exempt from VMT analysis.

CITY OF ELK GROVE  
Development Services -  
Planning

By:   
Joseph Daguman

Date: October 13, 2021